

Catamount Engineering

Woodland Park, CO 80866

May 25, 2022

RE: **Notice to Property Owners**

Dear Property Owner,

This letter is being sent to you because Catamount Engineering on behalf of Adelaide Romens Trustee, Romens Living Trust, is proposing a land use project in El Paso County on 36.54 acres zoned A-35, north of Cleese Court (a gravel road), west of Bradshaw Road (an asphalt road) and south of Hopper Road (a gravel road) as shown on the attached vicinity map. The current site address is 17720 Cleese Court. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact below. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Development Services Department. At that time, you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

The proposal is for approval of the Zone Change to Rural Residential-5 (RR-5) (5-acre lots minimum), Preliminary Plan, and Final Plat of the Romens Subdivision. The proposed development intends to establish seven (7) single family residential lots with access from existing public street rights-of-way. These parcels would be served with individual well & drainfields, electric by MVEA and individual propane tanks as needed. According to the Comprehensive Plan, future development scenarios anticipate a mixture of rural residential and urban densities. The proposed rezoning will support the goals and policies of the Falcon/Peyton Small Area Master Plan in regard to land use and transportation corridor development. The subdivision is planned with adequate provisions for site access, drainage, and utilities and is consistent with development proposed in the Falcon/Peyton Comprehensive Plan.

For questions specific to this project, please contact:

David Mijares

PO Box 221

Woodland Park, CO 80866

(719) 426-2124

david@catamounteng.com

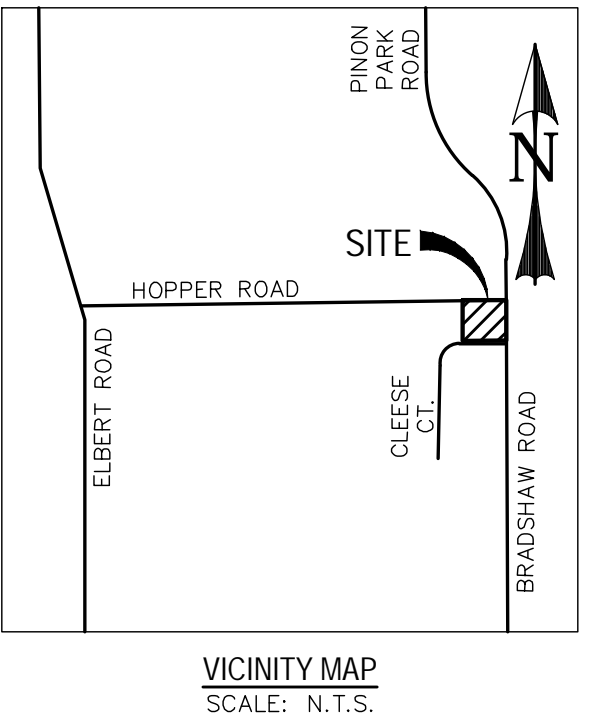
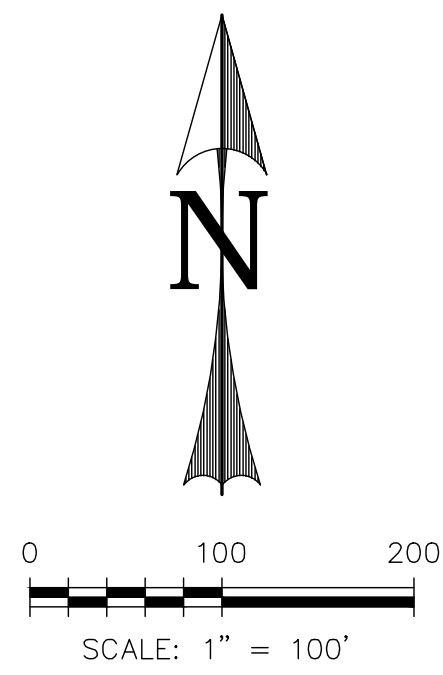
Respectfully Submitted,

David L. Mijares, PE

President, Catamount Engineering

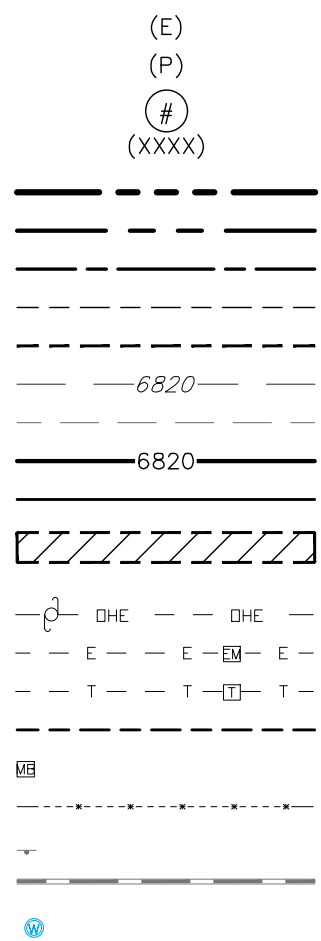
Attachments: Adjacent Owners w/Vicinity Map

ROMENS SUBDIVISION
PRELIMINARY PLAN
SECTION 24, TWP 11, RANGE 64 WEST OF 6TH PRINCIPLE MERIDIAN
EL PASO COUNTY, COLORADO



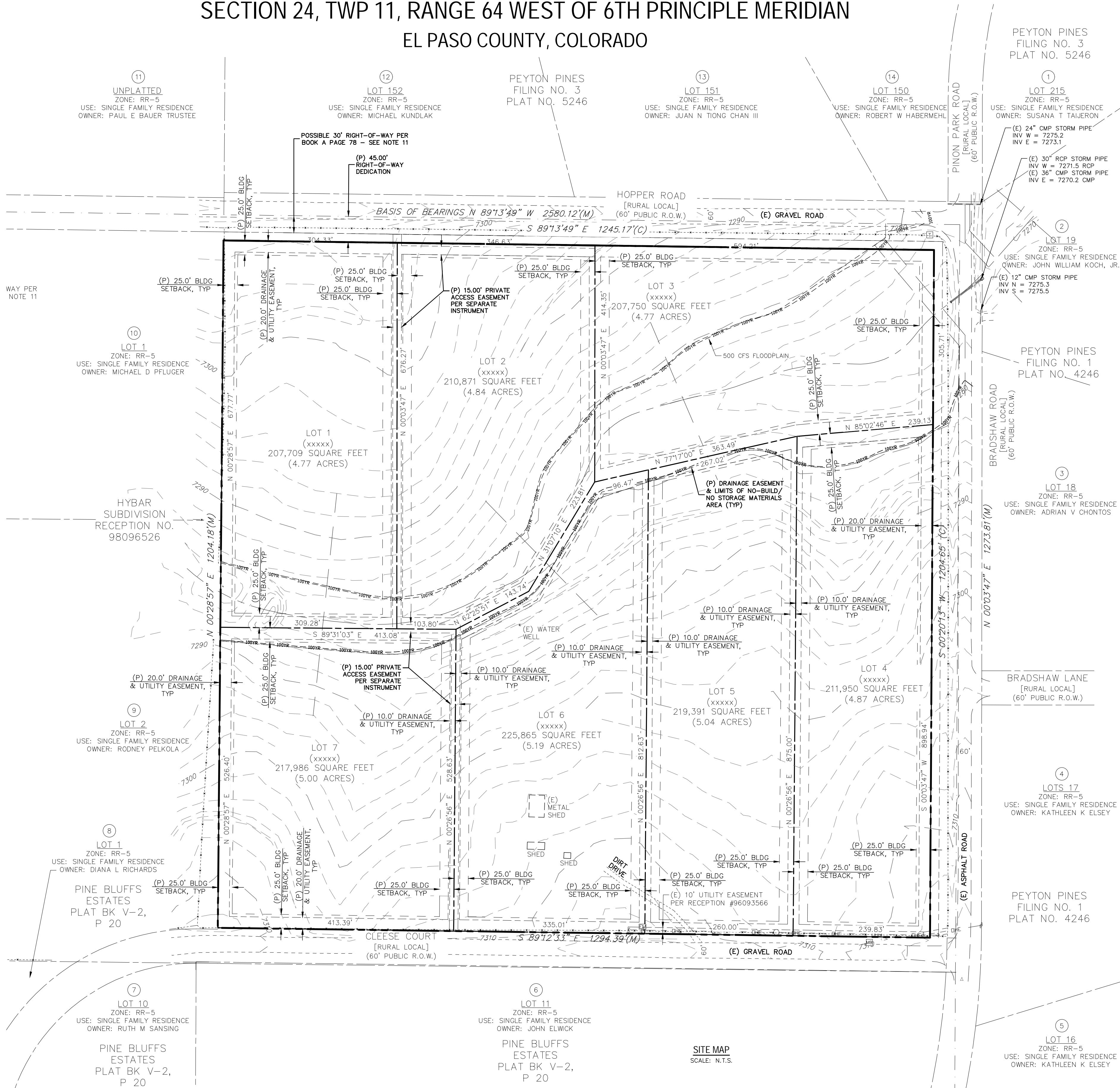
LEGEND

- EXISTING
PROPOSED
ADJACENT OWNER TABLE ID NUMBER
LOT ADDRESS
BOUNDARY
RIGHT-OF-WAY
LOT LINE
EASEMENT
EASEMENT - "NO BUILD"
(E) CONTOUR, INDEX
(E) CONTOUR
(P) CONTOUR, INDEX
(P) CONTOUR
(P) "NO BUILD" AREA
(E) OVERHEAD ELECTRIC, POLE
(E) UG ELECTRIC, METER
(E) UG TELEPHONE
(E) SOIL AREA BOUNDARIES
(E) MAILBOX
(E) WIRE FENCE
(E) SIGN
(E) STORM PIPE
(E) WATER WELL



ADJACENT OWNERS LIST

ID NO.	OWNER	POINT OF CONTACT	MAILING ADDRESS
1	SUSANA T TAJERON	SUSANA T TAJERON	7612 SAYBROOK DR., CITRUS HEIGHTS, CA 95621-1622
2	JOHN WILLIAM KOCH, JR	JOHN WILLIAM KOCH, JR	17890 STEEPCHASE DR., PEYTON, CO 80831-9302
3	ADRIAN V CHONTOS	ADRIAN V CHONTOS	17455 BRADSHAW ROAD, PEYTON, CO 80831-9408
4	KATHLEEN K ELSEY	KATHLEEN K ELSEY	17225 BRADSHAW ROAD, PEYTON, CO 80831-9413
5	KATHLEEN K ELSEY	KATHLEEN K ELSEY	17225 BRADSHAW ROAD, PEYTON, CO 80831-9413
6	JOHN ELWICK	JOHN ELWICK	P.O. BOX 28, PEYTON, CO 80831-0028
7	RUTH M SANSING	RUTH M SANSING	16861 CLEESE CT., PEYTON, CO 80831-9434
8	DIANA L RICHARDS	DIANA L RICHARDS	17660 CLEESE CT., PEYTON, CO 80831-9470
9	RODNEY PELKOLA	RODNEY PELKOLA	17680 CLEESE CT., PEYTON, CO 80831-9470
10	MICHAEL D PFLUGER	MICHAEL D PFLUGER	P.O. BOX 284, PEYTON, CO 80831-0284
11	PAUL E BAUER TRUSTEE	PAUL E BAUER TRUSTEE	17450 HOPPER ROAD, PEYTON, CO 80831-9533
12	MICHAEL KUNDLAK	MICHAEL KUNDLAK	16275 GOLLIHAR ROAD, PEYTON, CO 80831-9448
13	JUAN TIONG N CHAN III	JUAN TIONG N CHAN III	17675 BROKEN SPUR DRIVE, PEYTON, CO 80831-9344
14	ROBERT W HABERMEHL	ROBERT W HABERMEHL	105 TURKEY RUN CT, WRIGHT CITY, MO 63390-2823



OWNER / SUBDIVIDER:

ADELAIDA ROMENS TRUSTEE,
ROMENS LIVING TRUST
5135 CONEFLOWER LANE
COLORADO SPRINGS, CO
80917-1316
(719)

CIVIL ENGINEER:

CATAMOUNT ENGINEERING
P.O. BOX 221
WOODLAND PARK, CO 80866
CONTACT: DAVID MIJARES, PE
(719) 426-2124

ELECTRIC:

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
11140 EAST WOODMEN ROAD
FALCON, CO 80831
CONTACT: DAVID WALDNER, ENGINEERING MANAGER
(719) 494-2675

GAS:

TO BE PROPANE BY INDIVIDUAL LOT OWNER

NOTES:

- SIDE, FRONT & REAR LOT LINE BUILDING SETBACKS = 25' FOR ALL LOTS
- ALL FRONT LOT PUBLIC IMPROVEMENTS EASEMENTS = 5'
- REAR LOT DRAINAGE & UTILITY EASEMENTS = 20' (ALL LOTS)
- SERVICE FEES TO BE PAID AS FOLLOWS:
PARK \$ 3,269 (FEE IN LIEU OF LAND DEDICATION)
SCHOOL \$ 2,156
DRAINAGE \$ 2,156
TRAFFIC \$ 2,156
PINE VIEW ESTATES FILING NO. 1 PROPOSES INCLUSION INTO THE 10 MIL PID.
- UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT (USE 5' FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT (USE 7 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

LEGAL DESCRIPTION:

NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 64 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

(PER THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 209008527)

ADDRESS OF RECORD: 17720 CLEESE COURT, PEYTON CO
ASSESSOR'S PARCEL NO.: 41000-00-075

ACCEPTED SURVEY MONUMENT/S RECOVERED AS FOLLOWS:
* E 1/4 CORNER SECTION 24 PER BK Z-2 P 54
* COLORADO LAND SURVEY MONUMENT RECORDED FEB. 2008 3.25" ALUMINUM CAP "PLS 33649" (1.1" B.G.)

SEWAGE & WATER INFO:

SEWAGE DISPOSAL MEANS:
INDIVIDUAL SEWAGE DISPOSAL SYSTEMS
WATER SOURCE:
INDIVIDUAL WELLS

PCD FILE NO:

REV.	DESCRIPTION	DATE



PREPARED FOR:
ADELAIDA ROMENS TRUSTEE
5135 CONEFLOWER LANE
COLORADO SPRINGS, CO 80917-1316
PHONE



ROMENS SUBDIVISION
PRELIMINARY PLAN

DESIGNED BY:	DLM	DRAWN BY:	SLP
SCALE:	1"=100'	DATE:	05/11/22
JOB NUMBER	20-248	SHEET	1 OF 1

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Sent To JOHN WILLIAM KOCH, JR.
Street and Apt. No., or PO Box No. 17890 STEEPLECHASE DR.
City, State, ZIP+4[®] PEYTON, CO 80831-9302

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Street and Apt. No., or PO Box No. P.O. Box 28
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Street and Apt. No., or PO Box No. 17660 CLEESE CT.
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